



ARGENT

Ms Jennifer Walsh
Regeneration and Planning
Supporting Communities
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

26th May 2017

Dear Jen

**King's Cross Outline Planning Permission 2004/2307/P:
Submission of Reserved Matters Details for the Zone A Building**

Please find enclosed an electronic copy (on CD) of a Reserved Matters submission for the Zone A Building, with hard copies of the Compliance Report, UDR and Drawing Package to follow.

The submission relates to a single, predominantly office building of 7 to 11 storeys, above retail uses at ground floor, with two levels of basement. The office use will include ancillary uses for 4,500 members of staff and their visitors, including cafes, gym and pool facilities, a covered multi-use games area (MUGA), an events centre and staff training facilities. At roof level, landscaped terraces and a walking 'Trim Track' will provide outdoor amenity and recreation space for employees. The proposals take in part of Battle Bridge Place, the King's Boulevard and Goods Way.

The existing access ramp will provide service access to the basement areas, as well as to the existing Shared Service Yard. The Zone A Building will provide accommodation for Google UK Limited's Headquarters, with a mix of different retailers at ground floor.

The application is made by Argent (King's Cross) Limited on behalf of King's Cross Central General Partner Limited ('KCCGPL') and Google UK Limited. KCCGPL brings together the project investors, namely Argent (King's Cross) Ltd and AusSuper. Under the agreement, KCCLP will retain the ground floor commercial units to let to retail occupiers.

Google has played an active role throughout the design process for the building. The proposed scheme reflects Google's vision for high quality, sustainable design that will provide a dynamic, stimulating and flexible environment for up to 5,000 employees that are expected to use the building each day.

The location of the Zone A Building and the Reserved Matters submission boundary are shown on the submitted Drawing KXC-A-001-T-BDP-00-10001, reproduced as Plan 1 to the submitted Compliance Report. The proposed building occupies the whole of the development zone, save for the southern tip of the development zone which will become part of the landscaping of the area now referred to as Battle Bridge Place.

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The design seeks to create a highly flexible, productive and healthy working environment that optimises resources to minimise its environmental impact in construction and use. The Design of the building applies principles of low-energy and sustainable design in order to reduce energy consumption in occupation and provides a comfortable and healthy environment for its many users.

A combination of active and passive design has informed a highly efficient building that is on target to achieve at least BREEAM "Excellent" and LEED "Gold" ratings (with an aspirations to achieve "Outstanding" and "Platinum", respectively) and deliver an overall carbon saving of 39.6% below part L of the Building Regulations 2010. This is recorded on the attached table, which summaries key aspects of the Reserved Matters submission for Development Zone A.

These proposals have developed through a progressive of pre-submission consultation between Argent, Google and their design teams; the officers of the London Borough of Camden; other relevant stakeholders and local bodies, over several months. The proposals represent a very high quality, mixed use development that will make a significant and positive contribution to the on-going regeneration of King's Cross and indeed to the sustainable growth of London.

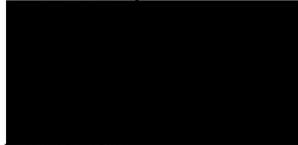
Accordingly, this application comprises the following:

- Completed forms
- Cheque for the relevant fee (£385)
- Planning Compliance Report
- Drawing Package
- Urban Design Report
- Environmental Sustainability Plan (ESP)
- Earthworks and Remediation Plan (ERP)
- Access and Inclusivity Statement (AIS)

A cheque for £385, being the requisite planning fee, is enclosed.

I trust that you will find this submission to be in order, but please do not hesitate to contact me should you have any queries.

Yours sincerely,



Lucy Hawkes

Senior Project Manager (Planning)

Enc.